



**PROVIDUS**  
C A P I T A L

**Providus Capital is a principal investor  
focused on debt and equity investments  
in UK real estate.**

We focus on 'special situations', and are able to take any position in the capital stack.

We can consider investments at any stage of the lifecycle, particularly pre-planning.

Due to our flexible capital base, we can offer out-of-the-box funding solutions and fast deal execution.

14 Hanover Square,  
Mayfair,  
London,  
W1S 1HN,  
United Kingdom

+44 (0) 203 808 8000

[hello@providuscapital.co.uk](mailto:hello@providuscapital.co.uk)

[www.providuscapital.co.uk](http://www.providuscapital.co.uk)





## SECTORS OF FOCUS

- ◆ Land with or without planning, including options and site assembly.
- ◆ Private residential, including build-to-rent (BTR) and co-living.
- ◆ Affordable housing.
- ◆ Student accommodation.
- ◆ Care, including senior living and specialist care.
- ◆ Housing for the homeless, vulnerable and displaced.
- ◆ Other emerging sectors.

## INVESTMENT CRITERIA

- ◆ Investment ticket size of **£250k to £5m**  
(Sweet spot of £500k to £2.5m)
- ◆ Investment duration of **Up to 2 years**
- ◆ No geographical limitations  
**Within the UK**

# INVESTMENT STRUCTURES CONSIDERED

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## First Charge

(Investment, Bridge & Development Finance)

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## Second Charge/Mezzanine

(Investment, Bridge & Development Finance)

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## Equity

(Preferred, Ordinary, Joint Ventures & Co-GP Investment)

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## Corporate Debt

(Cost Overruns, Working Capital & Invoice Financing)

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## Non-Performing Loan Purchases

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“Pay less attention to what men say. Just watch what they do.”

*– Dale Carnegie*

**Here's a Selection of Actual Investments Demonstrating the Breadth of Providus Capital's Expertise.**

## OUR CASE STUDIES

# Corporate Debt to Provide Working Capital to Developer/Contractor

### Nature of Transaction:

Corporate debt facility to a UK regional single-family residential and affordable housing developer/contractor.

### Purpose:

To support the sponsor with working capital used to secure new sites to establish its development pipeline going forward.

### Location:

Southeast and Southwest of England.

Transaction Size:  
Circa  
**£1.4m**

Term:  
**1 year**

with scope to extend by a further 6 months





## OUR CASE STUDIES

# Mezzanine Finance with Solicitors' Undertakings for Equity Release

### Nature of Transaction:

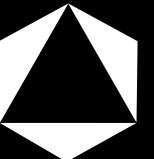
Mezzanine funding bridge to exit a Central London residential property where a sale was agreed and legal work had commenced, however, exchange had not occurred.

### Purpose:

To facilitate an equity release to enable funding of the borrower's other high-return investments.

### Location:

SW1, London.



Transaction Size:  
circa  
**£100,000**

Term:  
**6 months**

### Lending Security:

Solicitors' undertaking, and a personal guarantee from the borrower. A second legal charge on the property was agreed and signed with the borrower, however, not dated and formally registered to ensure that the senior lending facility does not go into default.

### Borrower:

UK-based property investor.

## OUR CASE STUDIES

# Bridge, Mezzanine & Equity Funding for Planning & Development Plays

### Nature of Transaction:

Full capital stack funding to a regional developer to enable a site assembly and to fund planning costs for a landmark purpose-built student accommodation (PBSA) scheme. There was a pre-identified institutional buyer for the site who provided a clear exit for the scheme once planning was granted.

### Purpose:

To support the developer with the acquisition of 2 adjoining sites and funding of the planning costs.

Transaction Size:  
Circa  
**£5m**

### Location:

S1, Sheffield.

### Sponsor:

UK-based, regional developer/asset manager with a focus on residential, BTR and PBSA sectors.

Term:  
**Medium term**





## OUR CASE STUDIES

# Mezzanine Funding via Deep Discounted Bonds (DDBs) for a Development Project

### Nature of Transaction:

Issuance of deep discounted bonds to finance a landmark purpose-built student accommodation (PBSA) scheme.

### Purpose:

To support the sponsor with a funding gap between the senior loan and the equity in the development project.

The subscriber to the bonds benefited from both income tax and capital gains tax exemption on the instrument.

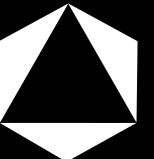
### Location:

L1, Liverpool.

### Sponsor:

UK-based, regional developer/asset manager with a focus on residential, BTR and PBSA sectors.

Transaction Size:  
circa  
**£7.5m**



Term:  
**20 months**

## OUR CASE STUDIES

# Mezzanine Finance with Equitable Charge for Refinancing of Investment Property

### Nature of Transaction:

Mezzanine funding top-up to unlock the refinancing of a fully tenanted block of 15 residential units and 1 commercial unit.

### Purpose:

Funding stack stabilization to enable asset disposal.

### Location:

NW10, London.

### Transaction Size:

Circa

**£1.25m**

### Lending Security:

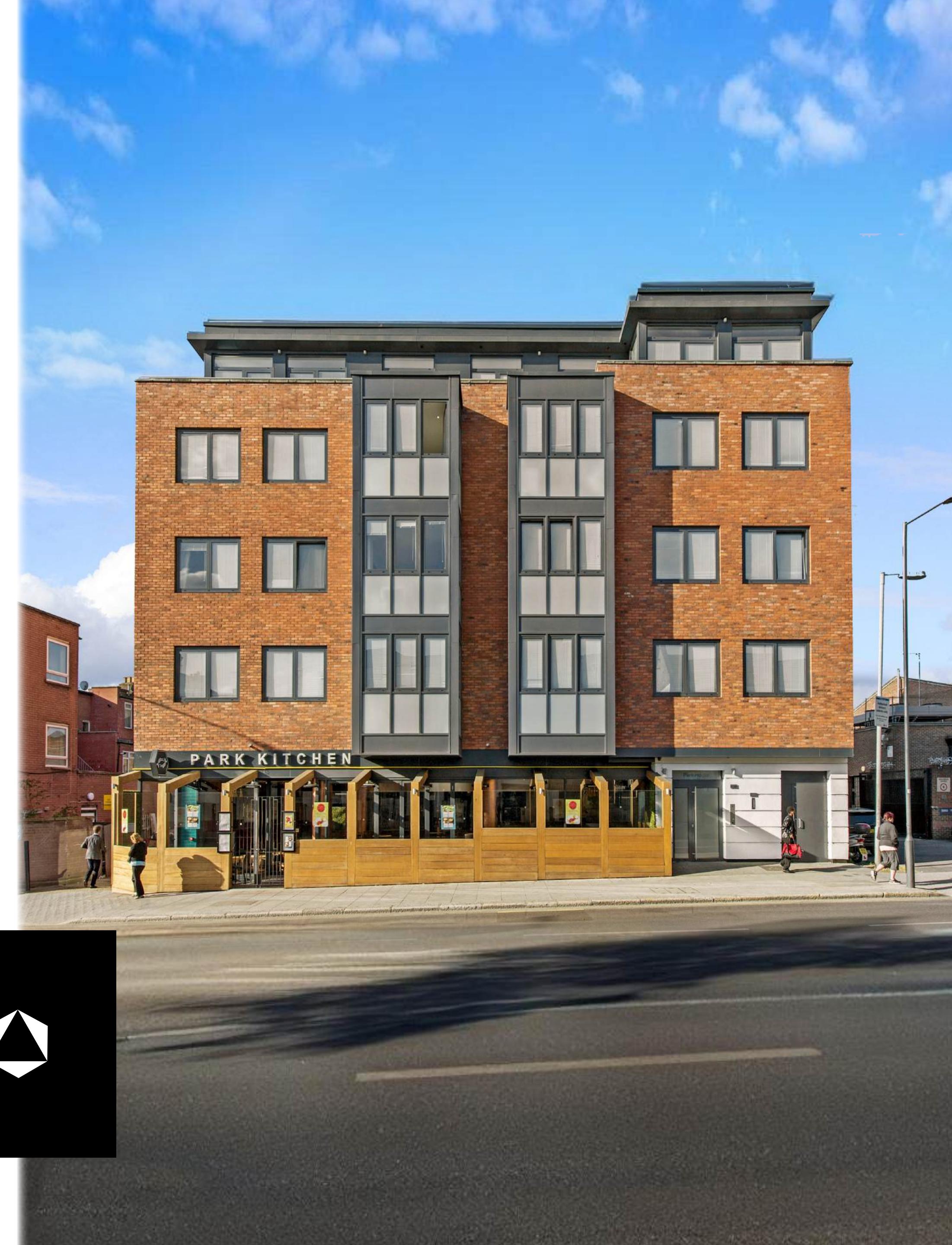
Equitable charge on property, share charge over property-owning SPV, option agreement to purchase the property at a 10% discount, and a personal guarantee from the borrower.

### Borrower:

London-based residential developer with over 20 years' experience in real estate development.

### Term:

**2 years**





## OUR CASE STUDIES

# Bridge Finance to Distressed Borrower for Restructuring Purposes

### Nature of Transaction:

Bridge funding to facilitate the refinancing of a non-performing loan on a Central London development project. Capitalising on our relationship with existing lender, we provided a new, clean, UK-based lending structure to refinance the existing loan with a fresh set of finance documentation.

### Purpose:

Funding stack stabilization to enable a more efficient route to development funding.

### Location:

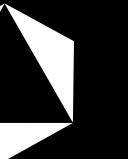
SW1, London.

### Lending Security:

First charge on the property, corporate guarantee from parent company, convertible debenture on a third-party company, share charge over property-owning SPV, and a personal guarantee from the borrower.

### Borrower:

Asia-based investor involved in UK-wide real estate development and investment.



### Transaction Size:

Circa

**£3m**

### Term:

**1 year**

## OUR CASE STUDIES

# Mezzanine Finance with Second Charge for Cost Overruns on a Development Project

### Nature of Transaction:

Mezzanine funding to cover development cost overruns on a residential development project in the Midlands, following an impasse between the borrower and the senior lender.

### Purpose:

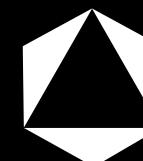
To assist the borrower with the funding of cost overruns and unlock further senior funding.

### Location:

LE1, Leicester.

Transaction Size:  
Circa  
**£100,000**

Term:  
**4 months**  
with scope to extend by a further 2 months





## OUR CASE STUDIES

# Equity JV for Pipeline of Planning Plays

### Nature of Transaction:

Equity JV with a regional specialist operator to fund planning costs across a number of sites throughout the UK.

These sites are pre-sold on a "subject to planning" basis to third-party developers and registered providers.

### Purpose:

To support the sponsor with funding of planning costs to repurpose a pipeline of sites from non-viable uses into affordable housing.



### Transaction Size:

Circa

**£2m**

### Location:

UK-wide, predominantly the North and Northwest of England.

### Sponsor:

UK-based operator with specialism in the pubs and affordable housing sectors.

### Term:

**Long Term**

# OUR MANAGEMENT **GINTAS KARPAVICIUS**

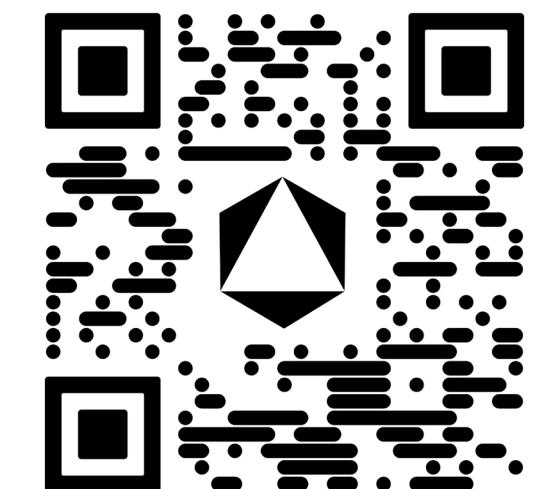


- ◆ Over 20 years of real estate and finance experience in the UK and Europe, covering multiple real estate sectors including traditional (commercial offices, retail and logistics) and alternative (student accommodation, residential and hospitality).
- ◆ Previously worked at major specialist investment manager (LaSalle IM), family-backed investment house (Harbert Management Corporation) and special situations hedge fund (D.B Zwirn & Co).
- ◆ Past experience covers over £1b of single-asset transactions in acquisition, asset management and disposals.
- ◆ Graduate of the London School of Economics (LSE), completed all levels of the Chartered Financial Analyst (CFA) program.
- ◆ Besides Providus Capital, Gintas is currently involved in our advisory business (Octanos Capital Advisory) and other personal business ventures.

## Contact Details

[gintas@providusc Capital.co.uk](mailto:gintas@providusc Capital.co.uk) 

+44 (0)771 517 2702 



## OUR MANAGEMENT

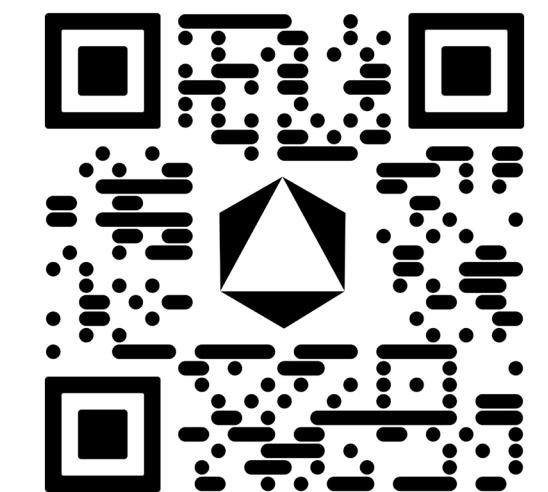
# BHAVIK JAYENDRAKUMAR SHAH



- ◆ Over 15 years of entrepreneurial experience in the UK as a co-founder of Niveda, delivering real estate development projects across the student accommodation, residential and hospitality sectors.
- ◆ Past experience covers acquisition, planning, development, operations and disposal of projects across multiple cities within the UK.
- ◆ Previously raised over £40m of equity (ordinary and preferred) and £60m of debt (senior, mezzanine and deep discount bonds) to finance projects with a combined GDV in excess of £200m.
- ◆ Read Economics at the London School of Economics (LSE), and pursued short courses in Strategic Management and Astronomy at Harvard University
- ◆ Besides Providus Capital, Bhavik is currently involved in our advisory business (Octanos Capital Advisory) and other personal business ventures.

### Contact Details

b.j.shah@providuscapital.co.uk   
+44 (0)777 543 2100 



# OUR REQUIREMENTS IN THE CURRENT MARKET ENVIRONMENT

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- ◆ Sponsors/Borrowers active in the UK 'living sectors', requiring special situations (not available widely on the market) financing with ticket size of £250k to £5m to unlock real estate transactions and/or provide growth capital.
  - ◆ In addition, through our sister company, Octanos Capital Advisory, we can assist with raising additional third party debt/equity funding of £5m+.
  - ◆ Investors (predominantly high-net-worth investors and family offices) interested in allocating capital to opportunities sourced and managed by Providus Capital.
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